Andre Sayegh
Mayor

Michael Deutsch, PP, AICP
Division Director

Alfred V. Acquaviva, Esq.
Counsel to the Board

Solmaz Farzboud, PP, AICP
Principal Planner

Mayra Torres-Arenas
Board Secretary

CITY OF PATERSON
PLANNING BOARD

125 Ellison Street, 4th Floor
Paterson, New Jersey 07505
Tel: (973) 321-1343
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Delbres Claudio

COUNCIL REPRESENTATIVE
Shahin Khalique

AGENDA

SPECIAL MEETING OF THE PLANNING BOARD

IMPORTANT CHANGES NOTED BELOW

DATE: **MONDAY, OCTOBER 26, 2026**
TIME: **6:30 P.M – VIRTUAL MEETING &**
7:00P.M. – VIRTUAL MEETING

PUBLIC PARTICPATION WILL BE AVAILABLE BY **CALLING 1-973-321-1579, MEETING ID #8326, PRESS *1 TO LISTEN TO THE MEETING, PRESS *3 TO BE ADDED TO THE SPEAKER QUEUE,** ON THE DATE AND TIME THAT THE MEETING IS SCHEDULED TO COMMENCE. THE PUBLIC MAY VIEW THE MEETING BY ACCESSING THE WEBSITE OF THE CITY OF PATERSON: WWW.PATERSONNJ.GOV OR VIA LIVE STREAM AT https://www.youtube.com/c/CityofPatersonNJCityHall/live

THE FOLLOWING MATTER WILL BE HEARD:

1. **Project ID# A2026-021 - 6:30P.M.**
   Spring Property Holdings, Inc.
   255-257 Spring Street
   Block# 5806, Lot(s)# 23 & 24

The applicant proposes to demolish all existing structures on lots 23 and 24 and construct a five-story residential building containing twelve (12) apartment units. The partial basement floor proposes an elevator pit, a gas meter room, an electric room, a sprinkler and water meter room and a staircase. The first floor proposes a lobby, an elevator, a refuse and recycling room, a mail and package room, two staircases, and an open parking garage including seven (7) parking spaces. The second through fifth floors propose three (3) two-bedroom units per floor. The roof plan proposes an area for the common area mechanical units as well as a 2,740 square-foot roof top amenity area for the tenants. The property has a lot area of 3,991 square feet and is located within the Mixed-used Hospital District (MUH) of the Area#11 Neighborhood Redevelopment Plan. Variances are requested for lot area, as 22,000 square feet is required and 3,991 square feet is existing; maximum lot coverage, as seventy (70) percent is permitted and 95.1 percent is proposed; maximum impervious coverage, as seventy (70) percent is permitted and 92.7 percent is proposed; parking setback, as three (3) feet is required and 2.42 feet is proposed on the eastern side yard and 2.25 feet is proposed on the western side yard; width of the curb cut, as a maximum of twelve (12) feet is permitted and twenty (20) feet is proposed, and parking, as eighteen (18) parking spaces are required, two (2) electric vehicle spaces are credited toward reducing the requirement to sixteen (16) spaces and seven (7) spaces are proposed, leaving a variance request of nine (9) parking space.
Requires Site Plan Approval and Bulk Variances
-FIRST APPEARANCE, CARRIED FROM OCTOBER 21, 2026

2. **Project ID# A2026-033 - 7:00P.M.** **WITHDRAWN WITH PREJUDICE**
   Paragon Asset Management, LLC **(PLEASE SEE ATTACHED LETTER)**
   179-183 Carroll Street, 340-346 Van Houten Street and 363-371 Ellison Street
   Block# 4206, Lot(s)# 1, 2, 26 & 27

3. **Project ID# A2026-060 - 7:00P.M.**
   Marshall Project Holdings, LLC
   84-88 Marshall Street
   Block# 5904, Lot(s)# 1

The applicant proposes to subdivide the existing 4,634 square foot lot that previously or presently contained two-story residential dwellings into three lots. A new three-story, two-unit dwelling is proposed on each lot. Proposed lot 1.01 is to contain 1,575 square feet and a proposed three-story two family dwelling. Variances for lot 1.01 are requested for lot size; 5,000 square feet is required and 1,575 square feet is proposed. A minimum lot width of fifty (50) feet is required and twenty-five (25) feet is proposed. A minimum front-yard setback of twenty (20) feet is required and zero (0) feet is proposed. A minimum combined side-yard setback of fourteen (14) feet is required and 3.1 feet is proposed on one side only. A minimum rear-yard setback of twenty (20) feet is required and five (5) feet is proposed. A maximum lot coverage of forty (40) percent is permitted and a maximum lot coverage of 77.2 percent is proposed. Four off-street parking spaces are required and two are proposed within the garage. Proposed lot 1.02 is to contain 1,575 square feet and a proposed three-story two-unit dwelling. Variances for lot 1.02 are requested for lot size; 5,000 square feet is required and 1,575 square feet is proposed. A minimum lot width of fifty (50) feet is required and twenty-five (25) feet is proposed. A minimum front-yard setback of twenty (20) feet is required and zero (0)feet is proposed. A minimum combined side-yard variance of fourteen (14) feet is required and 3.1 feet is proposed. A minimum rear-yard setback of twenty (20) feet is required and five (5) feet is proposed. A maximum lot coverage of forty (40) percent is permitted and a maximum lot coverage of 77.2 percent is proposed. Four off-street parking spaces are required and two are proposed within the garage. Proposed lot 1.03 is to contain 1,484 square feet and a proposed three-story two family dwelling. Variances for lot 1.01 are requested for lot size; 5,000 square feet is required and 1,484 square feet is proposed. A minimum lot width of fifty (50) feet is required and twenty-five (25) feet is proposed. A minimum front-yard setback of twenty (20) feet is required and zero (0) feet is proposed. A minimum combined side-yard setback of fourteen (14) feet is required and 3.1 feet is proposed on one side only. A minimum rear-yard setback of twenty (20) feet is required and one (1) foot is proposed. A maximum lot coverage of forty (40) percent is permitted and a maximum lot coverage of 81.9 percent is proposed. Four off-street parking spaces are required and two are proposed within the garage. The parcel is located on the northeast corner of Marshall Street and Slater Street within the R-4 High Density Residential District.

Requires Subdivision Approval, Site Plan Approval and Bulk Variances
-FIRST APPEARANCE, CARRIED FROM OCTOBER 21, 2026

MAPS AND DOCUMENTS IN SUPPORT OF THE ABOVE APPLICATIONS ARE AVAILABLE FOR PUBLIC INSPECTION IN THE OFFICE OF THE DIVISION OF PLANNING AND ZONING, 125 ELLISON STREET, 4TH FLOOR, PATERSON, NEW JERSEY, 9:00 A.M. TO 4:00 P.M., MONDAY THROUGH FRIDAY, CALL TO SCHEDULE AN APPOINTMENT 973-321-1343 OR EMAIL mtorres@patersonnj.gov.

JANICE NORTHROP, CHAIRWOMAN
MAYRA TORRES-ARENAS, BOARD SECRETARY

ALAN J. MARICONDA

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September 15, 2026

Michael Deutsch
Division Director
Economic Development
Division of Planning & Zoning
mdeutsch@patersonnj.gov

RE: Paragon Asset Management / YWCA
179-183 Carroll Street
B: 4023 L: 1,2,26,27
Paterson, NJ

Dear Mr. Deutsch,

Please be advised that this letter will confirm that the above referenced application is being withdrawn with prejudice. The applicant made extension efforts to modify this application in accordance with our first hearing before the Planning Board. He further met with a group of concerned residents and pursuant to that meeting discussed a proposal to divide the site in order to develop only 50% of the lots for residential uses and 50% to be acquired by the neighboring church which would rehabilitate the existing YWCA building for use as a Community Center. The ownership of the YWCA declined to access this proposal therefore my client's Contract to Purchase this site was terminated by mutual agreement.

Thank you for all your efforts.

Sincerely,

Alan J. Mariconda, Esq.
Attorney fpr Applicant AJM/ds

CC: Mayra Torres, Theodore E. Kyles Esq., Matt Evans, DJ Egorian &Associates, Stonefield Engineering, Client